



VIP Client - Future Home Owner Checklist

Next Steps: Please complete and fax to 1-888-602-1197 or scan and send to ucanown2@hotmail.com

Please allow 2 to 3 business days to complete once all the required information below has been received. Once you are approved, one of our associates will be in contact with you to walk you through the next steps into home ownership.

- ☐ 2 years tax assessments
- ☐ Recent Paystub **and** 3 months of bank statements (where current rent/mortgage payments are coming from)
- ☐ Job Letter
- ☐ T4 for last year
- ☐ Other sources of income
- ☐ Driver's license (photocopy front and back)
- ☐ Proof of down payment amount (screenshot of account / copy of statement)
- ☐ Self Employed-3 years T1 generals

Key features and benefits for the tenant/buyer:

Maximum Leverage: You are spending very little money to control a very expensive, and very profitable, piece of real estate.

Time: Before you actually buy the home, you will have 12-36 months (depending on your agreement) to repair your credit, find the best interest rates, investigate the home and research the neighbourhood and/or schools.

Rent Money is working Toward the Purchase of the Home: Every month a portion of your rent payment (typically \$200-\$400, depending on the program) is credited towards your down payment.

Credit Problems are Okay: Qualification restrictions simply do not exist. You will be approved at the sole discretion of the seller.

No Lengthy Mortgage Approvals: Your approval will be based solely at the discretion of the seller instead of a lender who can take up to a month (or longer) to render a decision.

Control of the Home: You will be put in full legal control of the home for a specified period of time without actually having to own it.